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10 Attorneys for HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR  
11 NOMURA ASSET ACCEPTANCE CORPORATION MORTGAGE PASS-  
12 THROUGH CERTIFICATES, SERIES 2006-AF1  
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15 UNITED STATES BANKRUPTCY COURT  
16  
17 NORTHERN DISTRICT OF CALIFORNIA – OAKLAND DIVISION  
18

19 In re  
20 JAMES KENNETH CROSBY  
21 Debtor.  
22

Case No. 10-41731  
Chapter 13

23 STIPULATION TO RESOLVE  
24 DEBTOR'S OBJECTION TO CLAIM  
25 #3 FILED BY HSBC BANK USA,  
26 NATIONALASSOCIATION, AS  
TRUSTEE FOR NOMURA ASSET  
ACCEPTANCE CORPORATION  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-AF1  
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This Stipulation is entered into by and between Secured Creditor, HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass-Through Certificates, Series 2006-AFI (hereinafter "Creditor") by and through its attorneys of record, Pite Duncan LLP, and Debtor James Kenneth Crosby (hereinafter "Debtor"), by and through his attorney of record *The Law Offices of Patrick L. Porte* Anne Shiota.

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—RECITALS—

1. The property that is the subject of this matter is commonly known as 59 Montwood Way, Oakland, California 94605 (hereinafter the "Subject Property").

4       2.     On or about November 21, 2005, Debtor, for valuable consideration, made,  
5     executed and delivered to Steward Financial, Inc. ("Lender") a Promissory Note in the principal  
6     sum of \$560,000.00 (the "Note"). A copy of the Note is attached hereto as Exhibit A and  
7     incorporated herein by reference.

8       3.     On or about November 21, 2005, Debtor made, executed and delivered to Lender  
9 a Deed of Trust (the "Deed of Trust") granting Lender a security interest the Subject Property,  
10 which is more fully described in the Deed of Trust. The Deed of Trust was recorded on  
11 December 6, 2005 in the official records of the Alameda County Recorder's Office. A copy of  
12 the Deed of Trust is attached hereto as **Exhibit B** and incorporated herein by reference.

13       4. Subsequently, all interest in the Deed of Trust was sold, assigned, and transferred  
14 to Creditor. A copy of the Corporation Assignment of Deed of Trust is attached to the Exhibits as  
15 Exhibit C and incorporated herein by reference.

16 5. On or about February 18, 2010, Debtor filed a voluntary petition under Chapter  
17 13 of the United States Bankruptcy Code in the Northern District of California, Oakland  
18 Division and was assigned Bankruptcy Case No. 10-41731

19       6.      On or about March 15, 2010, Creditor filed a Proof of Claim against Debtor's  
20 bankruptcy estate in the amount of \$598,518.05 secured by the Subject Property (the "Proof of  
21 Claim").

22       7.      On or about December 9, 2010, Creditor obtained relief from the automatic stay  
23 as to the Subject Property. A copy of the Court Order granting Relief from Stay is attached as  
24 Exhibit D and incorporated by reference herein.

25 8. On or about May 24, 2011, Debtor filed an Objection to Creditor's Claim #3.

26 | J.J.

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1 THE PARTIES STIPULATE AS FOLLOWS:

2 1. On or about December 9, 2010, Creditor obtained relief from the automatic stay  
3 as to the Subject Property.

4 2. The 14-day stay of Federal Rule of Bankruptcy Procedure 4001(a)(3) is hereby  
5 waived;

6 3. Creditor's Proof of Claim is hereby withdrawn;

7 4. Debtor hereby withdraws his Objection to Creditor's Claim #3;

8 5. Each party shall bear their own attorneys' fees and costs incurred in the present  
9 matter for Bankruptcy Case No. 10-41731;

10 6. This Stipulation shall be binding and effective despite any conversion of this  
11 bankruptcy case to a case under any other chapter of Title 11 of the United States Code;

12 7. The terms of this Stipulation may not be modified, altered, or changed by the  
13 Debtor's Chapter 13 Plan, any confirmation order thereon, or any subsequently filed Amended  
14 Chapter 13 Plan and confirmation order thereon without express written consent of Creditor.

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Dated: 6/14/11

PITE DUNCAN, LLP



ARNOLD L. GRAFF

Attorneys for HSBC Bank USA, National  
Association, as Trustee for Nomura Asset  
Acceptance Corporation Mortgage Pass-Through  
Certificates, Series 2006-AFI

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*The LAW OFFICES OF PATRICK  
L. PORTE*



ANNE SHAU  
Attorney for DEBTOR